



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

W. American Ave. Almond Ranch



20.00± Acres
Fresno County, California

- Almonds planted in 2004
- Drip irrigation system

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



W. American Almond Ranch

20.00± Acres

\$200,000

LOCATION:

From Interstate 5 take the Russell Ave. exit, then travel south 1 1/2± miles on Russell Ave. Turn east on W. American Ave. alignment for 1/2± mile, then turn south on the service road traveling for 1/4± mile to the northeast corner boundary of the property.

LEGAL:

20.00± acres in Fresno County APN: 027-050-05 located in the NW 1/4 of Section 3, T15S, R12E, M.D.B.&M.

ZONING:

Agricultural, property is in the Ag Preserve.

PLANTINGS:

Varieties planted by the tenant in 2004. No production records are available.

WATER:

Drip system installed by tenant. Property is entitled to receive surface water through the Westlands Water District, pressurized lateral.

SOILS:

Predominately Panoche clay loam, 0-2% slopes with some Ciervo clay, 0-2% slopes.

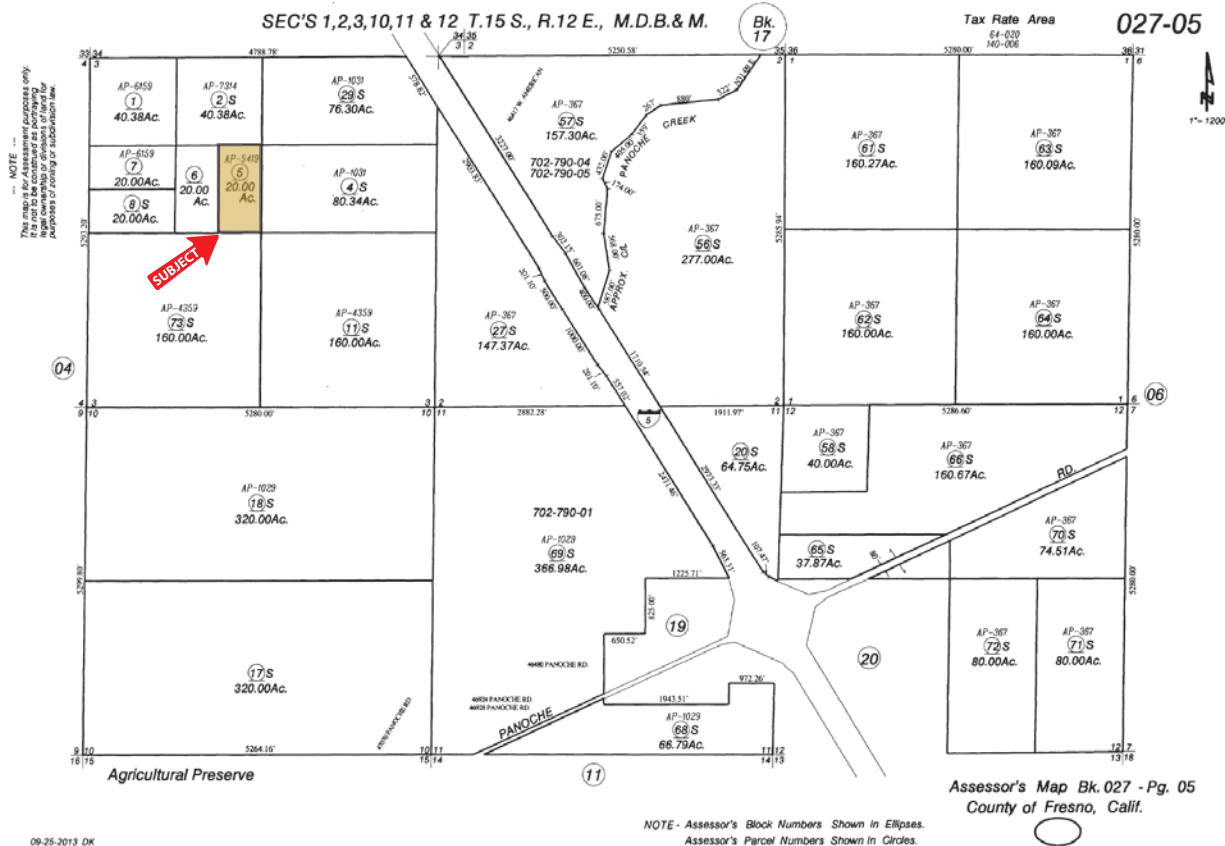
**BUILDINGS/
IMPROVEMENTS:**

None.

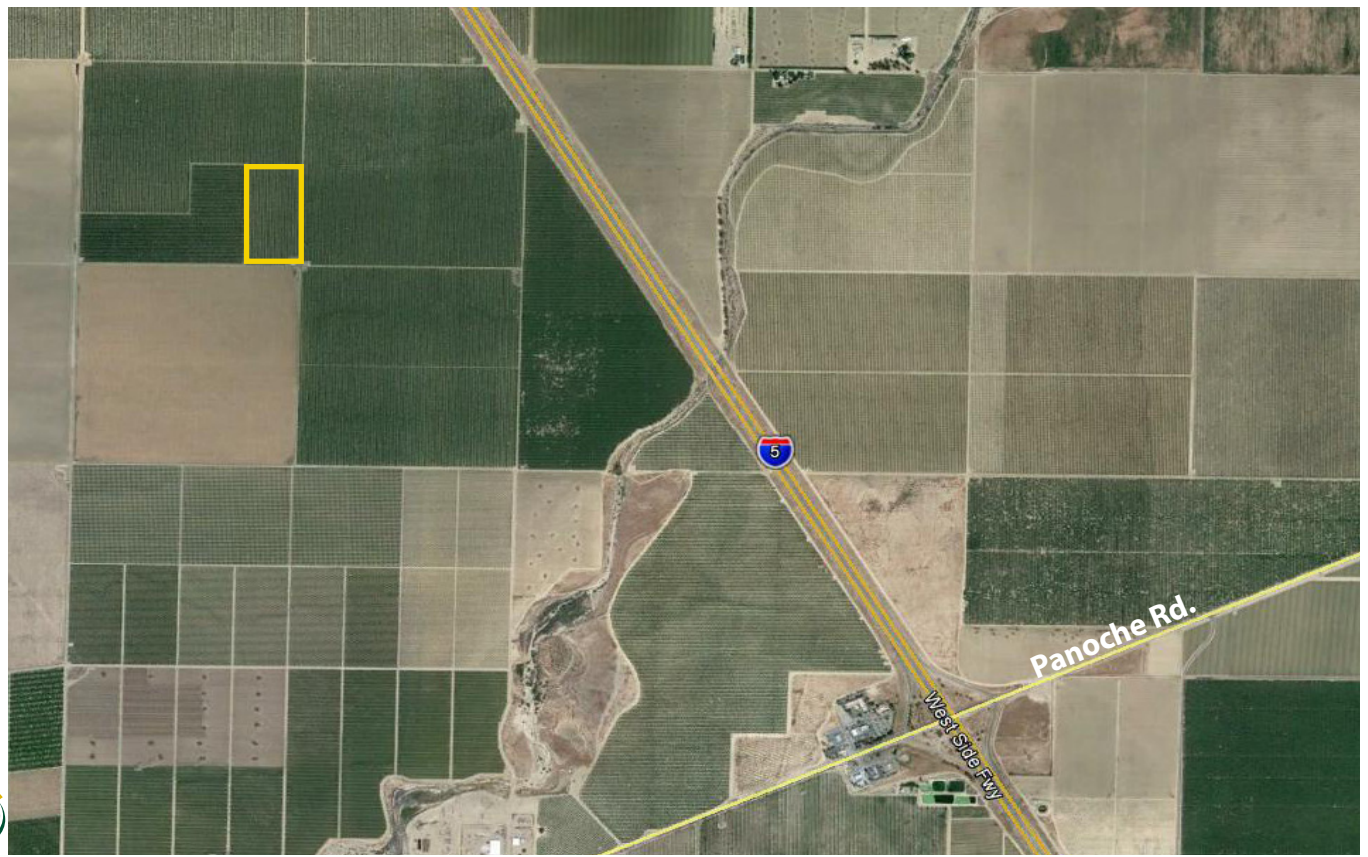
PRICE/TERMS:

\$200,000 cash or terms agreeable to Seller. Property is sold in its "as is", "where is" condition. Subject to 2016 farming lease.

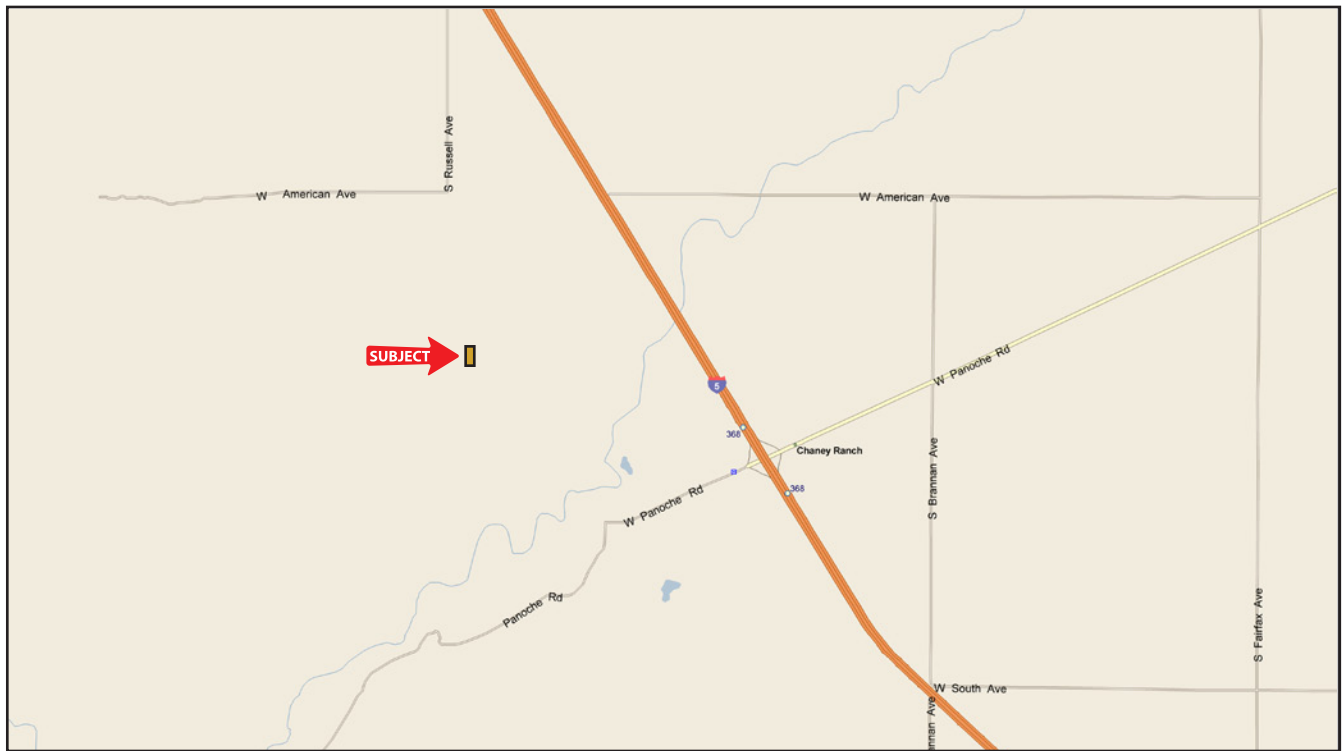
ASSESSOR'S PARCEL MAP



PLANTING MAP



LOCATION MAP



REGIONAL MAP



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7480 N. Palm Ave, Ste 101
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Bakersfield, CA 93301
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

